015.0	0004	0002.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,700 /	755,700
					USE VALUE:	755,700 /	755,700
					ASSESSED:	755,700 /	755,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ACORN PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BHX LLC/TRUSTEE
Owner 2:	ACORN PARK HOLDINGS RLTY TRUST
Owner 3:	
Street 1:	116 HUNTINGTON AVE
Street 2:	STE 600
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	AP CAMBRIDGE PARTNERS LLC -
Owner 2:	-
Street 1:	395 ARSENAL STREET
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Office with a Office Building built about 1957, having primarily Brick Exterior and 156880 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	5000.000	177,200	73,200	505,300	755,700
Total Card	0.115	177,200	73,200	505,300	755,700
Total Parcel	0.115	177,200	73,200	505,300	755,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 4.82 | /Parcel: 4.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 11249

GIS Ref

GIS Ref

Insp Date 04/20/09

!1371!

PREVIOUS ASSESSMENT

Parcel ID 015.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	177,200	73200	5,000.	497,000	747,400	747,400	Year End Roll	12/18/2019
2019	340	FV	168,900	76800	5,000.	463,900	709,600	709,600	Year End Roll	1/3/2019
2018	340	FV	168,900	76800	5,000.	414,200	659,900	659,900	Year End Roll	12/20/2017
2017	340	FV	168,900	76800	5,000.	364,500	610,200	610,200	Year End Roll	1/3/2017
2016	340	FV	168,900	76800	5,000.	273,400	519,100	519,100	Year End	1/4/2016
2015	340	FV	143,800	79500	5,000.	225,000	448,300	448,300	Year End Roll	12/11/2014
2014	340	FV	143,800	79500	5,000.	225,000	448,300	448,300	Year End Roll	12/16/2013
2013	340	FV	143,800	79500	5,000.	225,000	448,300	448,300		12/13/2012

PRINT

Date	Time
12/10/20	16:59:30

LAST REV

Date	Time
10/21/19	11:22:30

mmcmakin

1371

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AP CAMBRIDGE PA	1230-57		11/17/2000	Mult Lots		No	No	4	BHX LLC appointed Trustee in 11/2000. AP Camb
ARTHUR LITTLE	1207-103		7/1/1999	Mult Lots	16,859,735	No	No		Property in Cambridge & Arlington
	895-789		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2019	Mail Update	MM	Mary M
4/18/2017	I & E Return	EMK	Ellen K
5/10/2016	I & E Return	EMK	Ellen K
4/20/2009	Measured	294	PATRIOT
6/26/2000	Meas/Inspect	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	11249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		5000		Sq. Ft.	Site		0	30.5	3.31	CA									505,324						505,300	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 340 Office | Prime NB Desc: COMM AVG | Total: 505,324 | Spl Credit | Total: 505,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	3 - Concrete		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	98.	%
Override:			%
	Total:	98.7	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.80637431
Const Adj.:	1.01757896
Adj $ / SQ:	86.158
Other Features:	117316
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	13633736
Depreciation:	13456497
Depreciated Total:	177239

COMMENTS

INSP. FFL ONLY; ARTHUR D LITTLE INC, R & D, 24 URINALS, 16 SINKS; EST. 5% IN ARLINGTON, BAL. OF BLDG IN CAMBRIDGE. REPORTED INCOME SCREEN REFLECTS TOTAL SQ FTG. FROM I&E..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB	2				

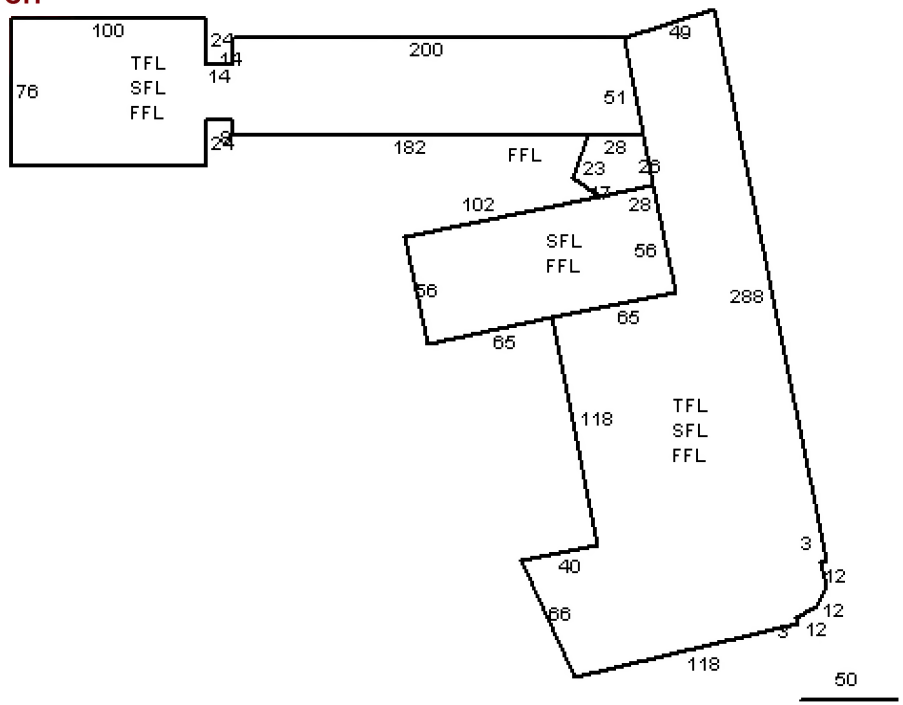
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	55,378	86.160	4,771,241
SFL	Second Floor	54,391	86.160	4,686,204
TFL	Third Floor	47,111	86.160	4,058,976
	Net Sketched Area:	156,880	Total:	13,516,421
Size Ad	156880	Gross Are	156880	FinArea 156880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	86.16
Special Features:	0	Val/Su Net:	1.13
Final Total:	177200	Val/Su SzAd	1.13

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 015.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	50000	A	AV	1980	1.60	T	31.2	340			55,000			55,000
71	Tank-IG	D	Y	1	5000	A	AV	1970	3.00	T	39.2	340			9,100			9,100
71	Tank-IG	D	Y	1	5000	A	AV	1970	3.00	T	39.2	340			9,100			9,100

More: N | Total Yard Items: 73,200 | Total Special Featues: | Total: 73,200